

**Note: The following case(s) is/are included in this ad.**

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<a href="#"><u>04-291</u></a>	<a href="#"><u>NEW BIRTH BAPTIST CHURCH, INC.</u></a>
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THE FOLLOWING WAS DEFERRED FROM 10/6/05 TO THIS DATE:

HEARING NO. 05-2-CZ8-2 (04-291)

27-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: NEW BIRTH BAPTIST CHURCH, INC.

- (1) Applicant is requesting to permit a detached sign to setback 8' from the front (east) property line (15' required).
- (2) Applicant is requesting to permit a detached sign of 84 sq. ft. (24 sq. ft. permitted).
- (3) Applicant is requesting to permit an automatic electric (LED) changing sign (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Pylon Sign Location for The New Birth Baptist Church," as prepared by Arc-Tech Associates, Inc., dated stamped received 6/6/04 and consisting of 2 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 27, Township 52 South, Range 41 East, less the west 250', less the north 35', less the south 25' and less the east 50' thereof, and less: All that portion of the NW  $\frac{1}{4}$  of Section 27, Township 52 South, Range 41 East, being more particularly described as follows:

Commence at the Northeast corner of the NW  $\frac{1}{4}$ , of said Section 27; thence run S87°16'6"W, along the N/ly line of said NW  $\frac{1}{4}$ , of Section 27, as shown on the Florida Department of Transportation Right-of-Way Map, Section No. 87008, Road Map Book 112, Page 10, for a distance of 73.7' to a point; thence run S2°43'54"E for a distance of 35', to the Point of intersection with the S/ly right-of-way line of N.W. 135<sup>th</sup> Street (State Road 916) as shown on the aforementioned right-of-way map, being also the Point of beginning of the hereinafter described parcel of land; thence run S87°16'6"W, along said S/ly right-of-way line of N.W. 135<sup>th</sup> Street, for a distance of 305.12' to a point; thence run N89°56'29"E, for a distance of 107.22' to a point; thence run N87°16'6"E, along a line 5' south of and parallel with said S/ly right-of-way line of N.W. 135 Street, for a distance of 198.13' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25'; thence run NE/ly and SE/ly along the arc of said circular curve through a central angle of 88°44'13" for a distance of 38.72' to the Point of tangency with a line 50' W/ly and parallel with the east line of the NW  $\frac{1}{4}$  of said Section 27; thence run N3°59'41"W, along said parallel line, for a distance of 5' to the Point of curvature of a circular curve concave to the Southwest and having a radius of 25; thence run NW/ly and SW/ly along the arc of said circular curve through a central angle of 88°44'13", for a distance of 38.72' to the Point of beginning.

**LOCATION:** 2300 N.W. 135 Street, Miami-Dade County, Florida.

**SIZE OF PROPERTY:** 13.89 Acres

**PRESENT ZONING:** RU-1 (Single Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 10/6/05 TO THIS DATE:

HEARING NO. 05-5-CZ8-1 (02-216)

35-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: JEUNE JESUS MIRACLE, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit driveways & parking within 25' of the right-of-way (not permitted).

REQUESTS #1 & #2 ON LOT 21

- (3) Applicant is requesting to permit a religious facility with an area of 1.3 gross acres (2½ gross acres required) and frontage of a minimum of 124' 11" (150' required along the right-of-way).
- (4) Applicant is requesting to permit 47 parking spaces (59 spaces required).
- (5) Applicant is requesting to permit a shed spaced 5.6' (20' required) from the principal structure.
- (6) Applicant is requesting to permit a shed setback 12' (20' required) from the front (south) property line on a dual frontage lot.
- (7) Applicant is requesting to permit a landscaped buffer with a minimum width of 6.5' (7' required) along rights-of-way.
- (8) Applicant is requesting to permit a 4.7' high CBS wall (6' high wall required between dissimilar land uses) along the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance) and approval of requests #2, #3, #7 & #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Jeune Jesus Miracle Church," as prepared by Edgar Munoz, P. E., consisting of 2 pages, dated 11/20/04 and 2 pages dated 8/27/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: The north 90' of Lots 10 through 13, less the east 15' thereof, in Block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND: PARCEL II: Lots 14 through 17, less the east 15' thereof, and the south 50' of Lot 10, in block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND PARCEL III: Lot 20, less the east 15' thereof, in Block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND PARCEL IV: Lots 18 & 19, less the east 15' thereof, and Lot 21, in Block 1 of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. ALSO DESCRIBED on that certain survey, prepared by Fortin, Leavy, Skiles, Inc. dated 1/14/97 and referred to as Job No. 970013, as: All of Lots 10 & 21, and Lots 11 through 20, less the east 15' thereof, Block 1, FIRST ADDITION OF LAWNSDALE, Plat book 39, Page 53, being more particularly described as follows: Begin at the Northwest corner of said Lot 10, the following two courses being along the south right-of-way line of N.W. 113 Street, also being the north line of said Lots 10 & 11 for 124.95' to

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APPLICANT: JEUNE JESUS MIRACLE, INC.

PAGE TWO

a Point of curvature; thence SE/ly along a 25' radius curve, leading to the right through a central angle of  $23^{\circ}43'07''$  for an arc distance of 10.35' to the point on the west right-of-way line of N.W. 7<sup>th</sup> Avenue also being State Road No. 7, according to the State Road Department Right-of-Way Map formerly known as §8714-106 and now know as §87140-2106; thence  $S00^{\circ}22'06''W$  along a said west right-of-way line, also being a line parallel to and 15' west of the east line of said Block 1 for 275.99' to a point on the north right-of-way line of N.W. 112<sup>th</sup> Street also being a point on a circular curve, concave to the Northwest and whose radius point bears  $N23^{\circ}12'35''W$ ; the following two courses being along said north right-of-way line also being the south line of said Lots 20 & 21; thence SW/ly along a 25' radius curve, leading the right through a central angle of  $23^{\circ}27'12''$  for an arc distance of 10.23' to a Point of tangency; thence  $N89^{\circ}45'23''W$  for 125.07'; thence departing said north right-of-way line  $N89^{\circ}45'23''W$  for 125.07'; thence departing said north right-of-way line  $N00^{\circ}22'13''E$  along the west line of said Lots 21 and 10 for 280.13' to the Point of beginning.

LOCATION: 11250 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.3 gross acres

PRESENT ZONING: BU-2 (Business – Special)  
RU-1 (Single-Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 10/6/05 TO THIS DATE:

HEARING NO. 05-9-CZ8-3 (05-99)

12-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: ANDREW GERRITS

- (1) The applicant is requesting to permit a duplex residence setback a minimum of 5.3' from the interior side (north) property line (6' required).
- (2) The applicant is requesting to permit a duplex residence resulting in a lot coverage of 36% (30% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. Andrew T. Gerrits," as prepared by Bahr Culpepper & Associates, dated signed and sealed 3/10/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 60' of the north 310' in Block 1, ROSE BOWER, AMENDED PLAT, Plat book 32, Page 41.

LOCATION: 8201-03 N.W. 5 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 135'

PRESENT ZONING: RU-2 (Two Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 11/8/05 TO THIS DATE:

HEARING NO. 05-11-CZ8-4 (05-257)

12-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: JOSE R. RUIZ

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 0.5' from the interior side (west) property line (5' required).
- (2) Applicant is requesting to permit the single-family residence setback 6' from the side street (east) property line (15' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Carport Enclosure to be Legalized for Mr. Jose Ruiz," as prepared by Nestor J. Cifuentes, consisting of one sheet and dated stamped received 9/6/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 22, Block 10, BELLCAMP MANOR, Plat book 11, Page 33.

LOCATION: 237 N.W. 80 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 105'

PRESENT ZONING: RU-2 (Two Family Residential)

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THE FOLLOWING HEARING WAS REMANDED BACK TO THIS BOARD BY THE BOARD OF COUNTY COMMISSIONERS ON 10/6/05:

HEARING NO. 05-4-CZ8-2 (04-295)

16-53-41  
Council Area 8  
Comm. Dist. 2

APPLICANTS: WOTTSAMATTA COMPANY & PAHOKEE LUMBER COMPANY

BU-1 & BU-1A to BU-1A

SUBJECT PROPERTY: Lot 13 & Lot 14, FIRST ADDITION TO FERN PARK, Plat book 42, Page 67 and Lots 1 & 2, Block 1, FERN PARK, Plat book 39, Page 99.

LOCATION: Lying east of N.W. 32 Avenue, between N.W. 67 Street & N.W. 68 Street, A/K/A: 3195 N.W. 67 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.6 Acre

BU-1 (Business – Neighborhood)

BU-1A (Business – Limited)

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APPLICANT: LANCASTER HOMES & CONSTRUCTION SERVICES, INC.

- (1) Applicant is requesting to permit a lot with a frontage of 36.28' (75' required) and a lot area of 3,482.88 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 3'9" from the interior side (west) and 3'10" from the interior side (east) property lines (7.5' required).
- (3) Applicant is requesting to waive the zoning regulations requiring the section line right-of-way for N.W. 71 Street to be 70' in width; to permit a right-of-way width of 25' (35' required) for the south side of N.W. 71 Street.

Upon a demonstration that the applicant standards have been satisfied, approval of requests #1-#2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence for Infill Program," as prepared by Joseph B. Kaller & Associates, P. A. and dated stamped received 5/17/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 24, LIBERTY CITY, Plat book 7, Page 79.

LOCATION: 1838 N.W. 71 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 36.28' x 96'

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: GALICEAN ENTERPRISES, INC.

- (1) Applicant is requesting to permit an office building setback 23.33' (31' required) from the side street (south) property line.
- (2) Applicant is requesting to permit the office building setback 2.5' (5' required where openings are provided in the wall adjacent to the interior side property line) from the interior side (north) property line.
- (3) Applicant is requesting to permit a landscape open space of 26% (30.15% required).
- (4) Applicant is requesting to permit 495 parking spaces (552 required).
- (5) Applicant is requesting to permit 272 parking spaces to be 8' in width (8.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #4 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) and approval of requests #1 through #5 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Office Building for Galicean Enterprises, Inc.," as prepared by Richard Cortes, Architect, dated received 8/16/05 and Sheets A-2.1/A2.2 dated revised 8/23/05; consisting of a total of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 577.5' of the south ½ of Tract 30, FLORIDA FRUITLANDS CO. SUB. #1, Plat book 2, Page 17, less the east 35' and less the south 35' for right-of-way in Section 23, Township 53 South, Range 40 East.

LOCATION: 5500 N.W. 74 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.62 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

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HEARING NO. 05-12-CZ8-3 (05-216)

24-52-41  
Council Area 8  
Comm. Dist. 2

APPLICANT: TALBERT E. LINWOOD

Applicant is requesting to permit 2 proposed lots each with a lot frontage of 65.92' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing Two Units Together to Conform Two Single Family Homes," as prepared by Juan A. Rodriguez, consisting of 4 sheets, dated stamped received 9/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of Lot 814, BISCAYNE GARDENS, SECTION "D," Plat book 44, Page 36.

LOCATION: 151 N.E. 150 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.41 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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APPLICANT: RICHARD HARDING

MODIFICATION of a condition of BA 5-49, passed and adopted by the Board of Adjustment, only as applied to subject property, reading as follows:

FROM: "The setback requirement be complied with and it be restricted to one-family dwellings as originally platted and 20% lot coverage."

TO: "The setback requirement be complied with and it be restricted to one-family dwellings as originally platted and 35% lot coverage."

The purpose of this request is to allow the applicant to increase the lot coverage of 3 proposed residences in accordance with the underlying zone.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or under §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Jose L. Guzman, consisting of 3 sheets dated 01-12-05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 3-5, Block 4, EVERGLADES AVENUE HEIGHTS, Plat book 16, Page 66.

LOCATION: 7931 N.W. 14 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.32 Acre

PRESENT ZONING: RU-2 (Two-Family Residential)

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APPLICANT: TANGELA GOA

- (1) Applicant is requesting to permit an addition to a single-family residence setback 21.55' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit the single-family residence with a lot coverage of 37.65% (35% maximum permitted).
- (3) Applicant is requesting to permit a lot with a frontage of 50' (75' required) and a lot area of 4,500 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled "Addition to Residence," as prepared by Charles Mitchell, dated last revised 9/5/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 6, CAUSEWAY PARK, Plat book 20, Page 13.

LOCATION: 3075 N.W. 50 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 90'

PRESENT ZONING: RU-1 (Single-Family Residential)

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